

**INLAND WETLANDS & WATERCOURSES AGENCY
SPECIAL MEETING
MONDAY, JANUARY 13, 2014 – 7:30 P.M.
WOODSTOCK TOWN HALL – LOWER LEVEL, ROOM B**

MINUTES

Present: Chair Mark Parker, Vice Chair Dan French, Marla Butts, Diane Wolff, Andrew Massey, Tina Lajoie, (Wetlands Agent), Patricia Lacasse (Wetlands Clerk).

- I. Call to Order** – Meeting was called to order by Chair Parker at 7:44 P.M.
- II. Roll Call** – Diane Wolff, Andrew Massey, Dan French, Mark Parker, Marla Butts, Patty Lacasse and Tina Lajoie.
- III. Appointment of Alternates** – None.
- IV. Action on Minutes of Previous Meetings** – December 2, 2013:

MOTION MADE BY ANDREW MASSEY, SECONDED BY MARLA BUTTS, TO APPROVE THE MINUTES OF THE DECEMBER 2, 2013, REGULAR MEETING, AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

V. New Business:

1. #12-13-16 Richard & Linda Auger, 848 Rt. 171 (Taylor Brooke Winery, Map 5783, Block 4, Lot 02-2) – Driveway, utilities and irrigation pond – Don Dicostanzo was present as a representative for the applicants. After much discussion and questions from the Commission, it was decided that the plans for the irrigation pond be denied at this time. Ms. Butts suggested that they revise their plans to have the pond excavated instead of adding fill to the pond. She further explained that they can submit the new revised plans for the irrigation pond as a “use permitted as of right” under the farming exception, as long as it is 3 acres or less and is essential to the farming operations, at a later date and there would be no application fee. Ms. Butts inquired about the utilities and how deep do they plan on placing the lines and Mr. Dicostanzo stated 3 feet. She also stated that based on the hydraulics the driveway should withstand a 50-year return frequency storm. Commission agreed to approve the application for the driveway and utilities and the pond is denied at this time.

MOTION MADE BY MARLA BUTTS, SECONDED BY DIANE WOLFF, TO APPROVE APPLICATION #12-13-16 WITH THE UNDERSTANDING THAT THE APPLICATION FOR THE IRRIGATION POND BE WITHDRAWN. MOTION PASSED UNANIMOUSLY.

2. #12-13-17 Mark Reynolds, 835 Route 169 (Map 7280, Block 29, Lot 57) - Special event, motorcycle off-road race twice yearly – Mark Reynolds was present to discuss the application and answer any questions. Ms. Lajoie also passed around a copy of an email received from Ryan Brais, ZEO from the Town of Plainfield, where they have a similar track. He concluded that if the site is level with a decent vegetated buffer there should be no wetlands impact. If there are no buffers and the track is on a slope, then measures must be taken to protect the wetlands. He also stated that dust may be a factor and traffic congestion. Ms. Lajoie and Mr. French along with Delia Fey visited the site and Ms. Lajoie passed around photos of the area. Mr. Massey asked about the track or pathway and whether it is an established track and Mr. French stated that it was and that there is only a slight slope near the wetland crossing. Mr. Massey asked if the wetlands had been delineated at this site and it was stated that this was not done. Mr. Reynolds also stated that there are no culverts along the road and that there are two wetland crossings, one with what appeared to be solid, heavy-duty corrugated piping

running underneath, and the other is in an area that was not an obvious wetland and is usually dry with no cattails. Mr. Reynolds has stated that they are looking at only two events per year; a winter event and an event later in summer or early fall. He further stated that they expect about 100 riders at the winter event. He was asked about any fuel storage or would there be a designated fueling area and he stated that there will not be and they would be fueling in the proposed parking area. The Commission concluded that the application be allowed as non-regulated use in wetlands and watercourses.

MOTION MADE BY MARLA BUTTS, SECONDED BY ANDREW MASSEY, THAT THE ACTIVITIES AS DESCRIBED IN APPLICATION #12-13-17 ARE TO BE ALLOWED AS A NON-REGULATED USE IN WETLANDS AND WATERCOURSES AS LONG AS THEY DO NOT DISTURB THE NATURAL AND INDIGENOUS CHARACTER OF THE WETLANDS AND WATERCOURSES AS PROVIDED FOR IN SECTION 4.2 OF THE WOODSTOCK INLAND AND WATERCOURSE REGULATIONS. MOTION CARRIED UNANIMOUSLY.

3. #12-13-18 Stephen Adams, 85 Loyola Rd (Map 6393, Block 65, Lot 147) – Construction of single family dwelling, septic system with dock and retaining wall as amended (previously approved under #04-03-17, now expired) – Stephen Adams was present for discussion and to answer any questions. Ms. Lajoie explained in her report that this permit was originally to renovate an existing house and update the septic system but the permit expired last year and now the house has partially collapsed and they are looking to level the house and rebuild. The wetland application is for the septic system, retaining wall and dock. Ms. Butts inquired as to the location of the well. Mr. Adams stated that it is right in front near the road. She also asked about the retaining wall and Mr. Adams stated it was down below above the beach area and was part of the application. Ms. Butts stated that if it's to be constructed without footing and is only 4 feet in height, an engineered design is not needed. Also, is the dock proposed removable or stationary? She also asked who owns the lake bottom and do they have permission to build on their property. Ms. Wolff stated Quasset Lake Association and IWWA could not authorize without their permission unless the dock was floating and not permanent. NDDH approval was provided for the file. Mr. Adams clarified that they will construct a floating dock.

MOTION MADE BY DAN FRENCH, SECONDED BY MARLA BUTTS, TO ACCEPT APPLICATION #12-13-18 FOR CONSIDERATION. MOTION CARRIED UNANIMOUSLY.

4. GCS Land Development Corp, Rt. 198 & Robins Lane (13 subdivision lots) – Notification of timber harvest – Richard Labbe was present for discussion and to answer any questions. Ms. Butts asked about the 14 inch tree diameter and is that diameter breast height and he stated yes.

MOTION MADE BY DIANE WOLFF, SECONDED BY MARLA BUTTS, TO APPROVE THE TIMBER HARVEST BY GCS LAND DEVELOPMENTS CORP. AS A USE PERMITTED AS A RIGHT. MOTION CARRIED UNANIMOUSLY.

5. #01-14-01 Phyllis A. Guerrier, Brickyard Rd (Map 5126, Block 17, Lot 17C) – Construction of single family dwelling – Bob Messier was present to represent the applicant. Mr. Messier stated that they have submitted the plan to Northeast District Department of Health and are still waiting for approval. He also stated that there are wetlands that have been delineated but the work proposed, which includes some grading, is in the upland review area.

MOTION MADE BY MARLA BUTTS, SECONDED BY DIANE WOLFF, TO ACCEPT APPLICATION #01-14-01 FOR CONSIDERATION. MOTION CARRIED UNANIMOUSLY.

MOTION MADE BY MARLA BUTTS, SECONDED BY ANDREW MASSEY, THAT APPLICATION #01-14-01 BE ALLOWED AS A WETLAND AGENT APPROVAL AND THE AGENT SHALL GRANT THE APPROVAL PROVIDED THAT THE OFFICE OF IWWA

**RECEIVES A COPY OF THE NORTHEAST DISTRICT DEPARTMENT OF HEALTH
APPROVAL FOR THE SEPTIC SYSTEM. MOTION CARRIED UNANIMOUSLY.**

VI. Old Business – None.

VII. Wetlands Agent Activity Report:

1. Budget review – Budget for FY 2014-2015.
Budget changes suggested by the IWWA (1) allot \$1,700.00 for wetlands contractual, (2) allot \$300.00 for wetland material and supplies and (3) allot \$1,000.00 for legal fees.
2. Ms. Lajoie's job description for wetland agent is still in discussion.
3. 530 Rte197 – Dam installation without permits – Ms. Lajoie presented photos of the area in question indicating a large stone dam. Since it is in the floodplain a site walk was recommended. Ms. Butts and Ms. Lajoie will plan a visit to the site to retrieve more information.
4. Hyde School is proposing to add bathrooms to their facility over 360 feet to any wetlands or watercourse; signed off as a non-regulated use.
5. The owners of The Mansion at Bald Hill are proposing to build a banquet center; signed off as a non-regulated use.

VIII. Communications and Bills:

1. Eastern CT Conservation District Letter.

IX. Adjournment:

**MOTION MADE BY MR. MASSEY, SECONDED BY MS. BUTTS, TO ADJOURN THE MEETING AT
9:40 P.M. MOTION CARRIED UNANIMOUSLY.**

Respectively submitted by,

X

Patricia A. Lacasse
Recording Clerk

Patricia A. Lacasse